

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
August 4th, 2022

Commissioners Present

Heather Burnash, Chair
Beverly Davis, Vice-Chair
Joe Schipani
Stephanie Wright
Michael Hurley
Kurt Neiswender

Staff Present

William Balcer, Assistant City Attorney
William Vandercook, Zoning Coordinator
Max Lester, Planner I

Absent: N/A

ROLL CALL:

Chairperson Burnash called the meeting to order at 5:35 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person as well as via Zoom and phone conferencing as approved.

Heather Burnash, present in-person
Beverly Davis, present in-person
Michael Hurley, present in-person

Kurt Neiswender, present in-person
Joe Schipani, present in-person
Stephanie Wright, absent for roll

ADOPTION OF THE AGENDA:

Commissioner Schipani made a motion to adopt the agenda. Commissioner Neiswender supported the motion.

M/S – Schipani/Neiswender

Motion carried unanimously by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of July 7th, 2022, were presented.

Commissioner Schipani made a motion to accept the minutes of July 7th, 2022 as presented.
Commissioner Neiswender supported the motion.

Roll Call:

Commissioner Davis, yes
Commissioner Wright, absent
Commissioner Schipani, yes

Commissioner Neiswender, yes
Commissioner Hurley, yes
Commissioner Burnash, yes

M/S – Schipani/Neiswender

Motion carried.

PUBLIC FORUM:

Chairperson Burnash opened the floor for public comment. No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: Nick Gojcaj (*Revival Contracting*)
Property Owner: Arthur Paige
Location: 402 W. University Ave (PID # 40-12-457-012)

Nick Gojcaj spoke about the house roof being damaged by high wind in late December, they went out and stabilized the roof with tarp. Mr. Gojcaj stated the roof will be re-shingled and if there is any issues with the plywood they would advise the insurance company and City. The existing shingles are three-tab, and they would like to use three-dimensional asphalt shingles.

Chairperson Burnash stated like should be replaced with like, such as asphalt shingles with asphalt shingles and that there should not be a shiny coating, and that asphalt would be appropriate.

Mr. Gojcaj said that there would not likely be a noticeable difference between the three-tab and three-dimensional shingles.

Chairperson Burnash asked for confirmation that slopes would not be changed, no chimneys would be removed, or adding gutters and downspouts. Mr. Gojcaj confirmed, adding that the current gutters may need to have straps relaced and nailed under the shingles, rather than over the shingles as they are now.

Commissioner Burnash asked if this was just for the house or for both the house and garage. Mr. Gojcaj stated it was for both the house and garage.

Commissioner Schipani asked if the gutters would have like materials replaced with like materials. Mr. Gojcaj confirmed, stating he would use similar metal straps to nail the gutters underneath the shingles.

Commissioner Schipani made a motion to approve the roof re-shingling, gutter straps, and potential plywood replacement. Commissioner Schipani added that any structural work or replacement of the gutters would need to come back. Commissioner Davis supported the motion.

Roll Call:

Commissioner Davis, yes	Commissioner Neiswender, yes
Commissioner Wright, absent	Commissioner Hurley, yes
Commissioner Schipani, yes	Commissioner Burnash, yes

M/S – Schipani/Davis
Motion carried.

OLD BUSINESS:

Patterson Building

Chairperson Burnash stated that to her understanding the building is in foreclosure, the previous owner is taking the building back from Flintstone Development Group and there is a pending court case regarding this. In the meantime, the covered walkway and lift has been removed and it remains fenced off. Until the court case is settled work will not be done. Chairperson Burnash added that a potential challenge will be if the old owner gets the building back as he does not believe the building is in a historic district.

Chairperson Burnash said she believes the building will remain condemned until the roof is repaired. Chairperson Burnash said the previous approval is good for one year and if the plan remains the same the new owner could continue without coming to the HDC, but the situation should be monitored in case they have a new plan and do not want to come to the HDC.

Commissioner Schipani stated his worry is that if the roof is not repaired it could lead to a demolition through neglect.

Commissioner Wright spoke but was inaudible due to a microphone issue.

NEW BUSINESS:

Commissioner Wards and Term Expirations

Chairperson Burnash stated that she knew a few commissioners have been on the HDC past their term expiration dates and that they continue to serve until they are re-confirmed, replaced, or resigned. Commissioner Neiswender added that his term was expired. Commissioner Schipani and Commissioner Wright added their terms were expired as well. Chairperson Burnash noted that everyone's terms had expired. Commissioner Burnash added that the ward boundaries were redrawn and that her house is now in the 9th Ward, meaning there is now a slot open in the 7th Ward.

Commissioner Schipani asked how many commissioners there could be per ward. Chairperson Burnash said there could be up to two per ward.

Chairperson Burnash suggested gathering names of people interested in serving on the HDC. Max Lester added that there is an unfilled seat still and that there is a concern that the terms are no longer staggered as they should be. Staff is working on discussing with the Clerk's Office to determine how to rectify this.

ADJOURNMENT:

M/S – Neiswender/Schipani

The meeting was adjourned at 6:00 p.m.

Unanimously carried by voice vote.